




REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services

Signed by:

DF13EBC85E48471...

DATE: December 16, 2025

ROW #: 2023-DEDICATION-0000170 **SCHEDULE #:** 1) Adjacent to 0505211022000,
2) 0505211044000, and 3) 0505211040000

TITLE: This request is to dedicate three City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by West 14th Avenue, North Knox Court, West 13th Avenue, and North King Street, 2) Public Alley, bounded by West 14th Avenue, North Knox Court, West 13th Avenue, and North King Street, and 3) Public Alley, bounded by West 14th Avenue, North Knox Court, West 13th Avenue, and North King Street.

SUMMARY: Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as 1) Public Alley, 2) Public Alley, and 3) Public Alley. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "1381-1395 Knox Ct."

It is requested that the above subject item be placed on the Mayor-Council Agenda for the next available date.

Therefore, you are requested to initiate Council action to dedicate a parcel of land for Public Right-of-Way purposes as 1) Public Alley, 2) Public Alley, and 3) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000170-001, 002, and 003) HERE.

A map of the area to be dedicated is attached.

GB/DS/BVS

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Jamie Torres District #3
Councilperson Aide, Daisy Rocha Vasquez
Councilperson Aide, Angelina Gurule
Councilperson Aide, Ayn Tougaard Slavis
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Director, Right-of-Way Services, Glen Blackburn
DOTI, Deputy Director, Right-of-Way Services, Darion Mayhorn
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Janet Valdez
DOTI Survey, Dana Sperling
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2023-DEDICATION-0000170

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave. | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-913-1311

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ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: December 16, 2025

Please mark one: ☐ Bill Request or ☒ Resolution RequestPlease mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))☐ Yes ☒ No**1. Type of Request:**☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment☒ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change☐ Other:

2. Title: Dedicate three City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by West 14th Avenue, North Knox Court, West 13th Avenue, and North King Street, 2) Public Alley, bounded by West 14th Avenue, North Knox Court, West 13th Avenue, and North King Street, and 3) Public Alley, bounded by West 14th Avenue, North Knox Court, West 13th Avenue, and North King Street.

3. Requesting Agency: DOTI, Right-of-Way Services
Agency Section: Survey

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Beverly J. Van Slyke	Name: Alaina McWhorter
Email: Beverly.VanSlyke@Denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

Proposing to build a new apartment complex. Developer was asked to dedicate three parcels of land as 1) Public Alley, 2) Public Alley, and 3) Public Alley.

6. City Attorney assigned to this request (if applicable):**7. City Council District:** Jamie Torres, District #3**8. **For all contracts, fill out and submit accompanying Key Contract Terms worksheet*****To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name (including any dba’s):

Contract control number (legacy and new):

Location:

Is this a new contract? ☐ Yes ☐ No Is this an Amendment? ☐ Yes ☐ No If yes, how many? _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i>	<i>Additional Funds</i>	<i>Total Contract Amount</i>
<i>(A)</i>	<i>(B)</i>	<i>(A+B)</i>

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process? If not, why not?

Has this contractor provided these services to the City before? ☐ Yes ☐ No

Source of funds:

Is this contract subject to: ☐ W/MBE ☐ DBE ☐ SBE ☐ XO101 ☐ ACDBE ☐ N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

To be completed by Mayor’s Legislative Team:

Resolution/Bill Number: _____ Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2023-DEDICATION-0000170

Description of Proposed Project: Proposing to build a new apartment complex. Developer was asked to dedicate three parcels of land as 1) Public Alley, 2) Public Alley, and 3) Public Alley.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to be dedicated as 1) Public Alley, 2) Public Alley, and 3) Public Alley.

Has a Temp MEP been issued, and if so, what work is underway: N/A

What is the known duration of a MEP: N/A

Will land be dedicated to the City if the vacation goes through: N/A

Will an easement be placed over a vacated area, and if so explain: N/A

Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) Public Alley, 2) Public Alley, and 3) Public Alley, as part of the development project called, "1381-1395 Knox Ct."

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-913-1311

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City and County of Denver



Legend

- Streets
- Alleys
- ▬ County Boundary
- ▬ Parcels
- ▬ Lots/Blocks
- Parks
 - ▬ All Other Parks; Linear
 - ▬ Mountain Parks

289 0 144.5 289 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:2,257

Map Generated 12/16/2025

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.

2022-PROJMSTR-0000390-ROW

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000170-001:

LEGAL DESCRIPTION – ALLEY PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF NOVEMBER, 2024, AT RECEPTION NUMBER 2024103134 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

The West 3.00 feet of Lots 44 through 46, Block 14,
EXCEPT the South 5 feet of said Lot 44,
Colfax Avenue Subdivision of Maple Grove Subdivision, situated in the Northwest Quarter of Section 5, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.

Containing 210 square Feet, (0.005 Acres), more or less

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000170-002:

LEGAL DESCRIPTION - ALLEY PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF NOVEMBER, 2024, AT RECEPTION NUMBER 2024103134 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

The West 3.00 feet of Lots 49 through 50, Block 14,
Colfax Avenue Subdivision of Maple Grove Subdivision, situated in the Northwest Quarter of Section 5, Township 4 South, range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.

Containing 150 Square Feet, (0.003 Acres), more or less

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000170-003:

LEGAL DESCRIPTION - ALLEY PARCEL #3:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF NOVEMBER, 2024, AT RECEPTION NUMBER 2024103133 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

The West 3.00 feet of Lots 47 through 48, Block 14,
Colfax Avenue Subdivision of Maple Grove Subdivision situated in the Northwest Quarter of Section 5, Township 4 South, Range 68 West of the 6th Principal Meridaian, City and County of Denver, State of Colorado.

Containing 150 Square Feet, (0.003 Acres), more or less



11/05/2024 01:03 PM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Denver, Colorado 80202
Project Description: 2023-DEDICATION-0000170
Asset Mgmt No.: 24-214

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 6th day of May, 2024, by **14 KNOX QOZB, LLC**, a Colorado limited liability company, whose address is 44 Cook Street, Suite 400, Denver, CO 80206, United States (“Grantor”) to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 (“Grantee”).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on the attached Exhibit(s) hereto and incorporated herein (“Property”);

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

ATTEST:

14 KNOX QOZB, LLC, a Colorado limited liability company

By: Chris Downs

Name: Chris Downs

Its: Manager

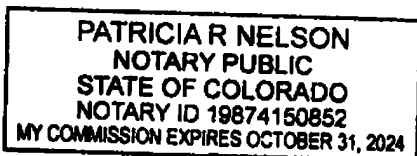
STATE OF COLORADO)
) ss.
C/COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 6th day of May, 2024
by Chris Downs, as manager of 14 KNOX QOZB, LLC, a Colorado
limited liability company.

Witness my hand and official seal.

My commission expires: 10-31-24

Patricia R. Nelson
Notary Public



2022-PROJMSTR-0000390-ROW-003

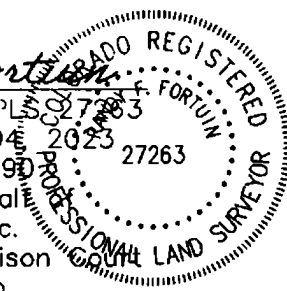
EXHIBIT - A
SHEET 1 OF 2

LAND DESCRIPTION

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of Section 5, Township 4 South, Range 68 West of the 6th Principal Meridian, City and
County of Denver, State of Colorado.

Containing 210 Square Feet, (0.005 Acres), more or less

Randy Fortuin
Randy Fortuin, PLS 27263
Date: October 04, 2023
Job No.: 22-27908
For and on Behalf of
CBM Surveys, Inc.
1418 South Addison
Aurora, Colorado
720-373-8376
cbmsurveys@comcast.net



DWG: 222790-DED.DWG

2022-PROJMSTR 0000390 ROW-001

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SHEET 1 OF 2

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Randy Fortuin

Randy Fortuin, PLS 27263

Date: October 04, 2023

Job No.: 22-2790

For and on Behalf of

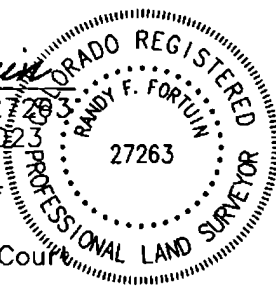
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1418 South Addison Court

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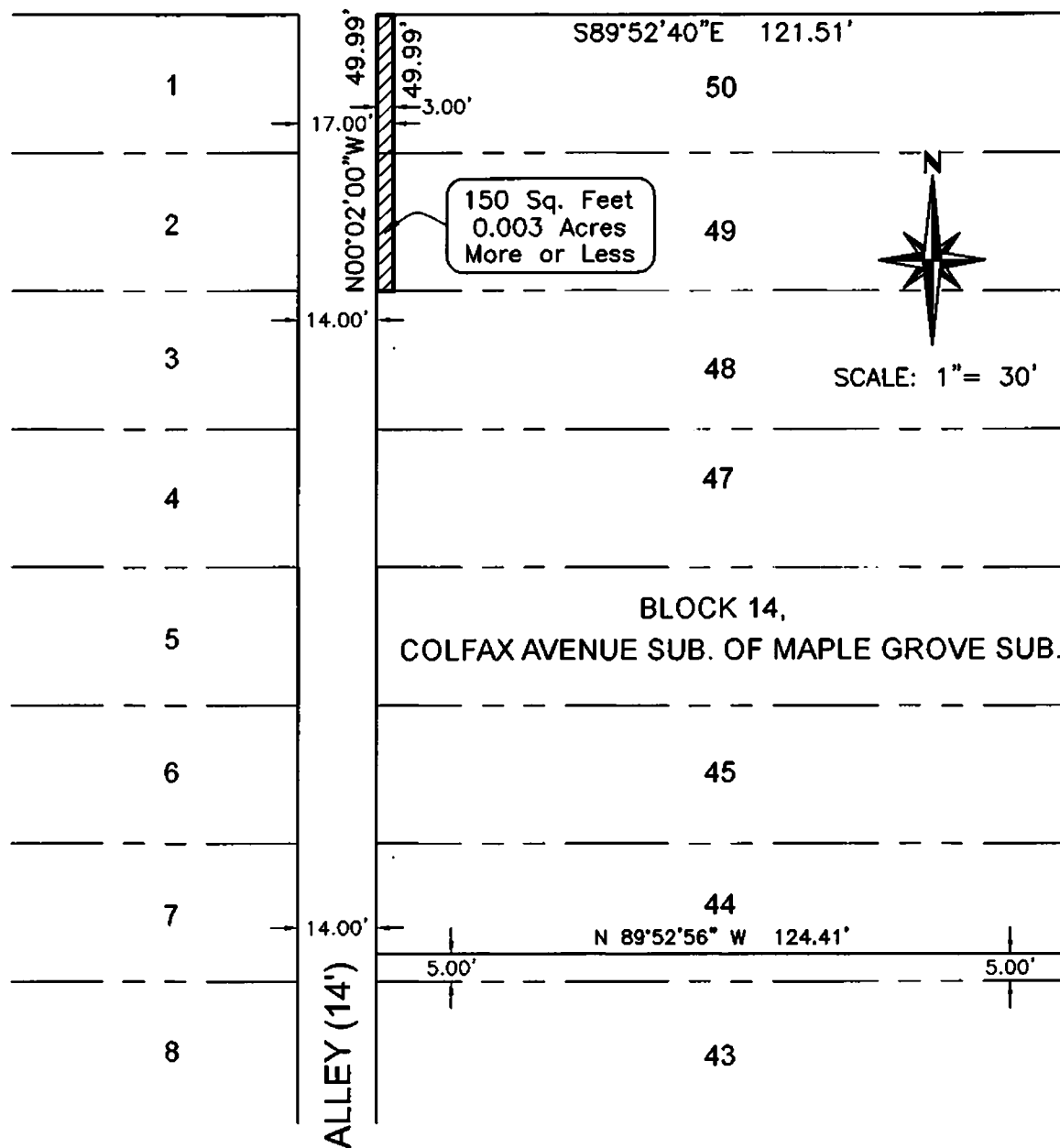
2022-PROJMSTR-0000390 ROW 001

CBM SURVEYS, INC.
LAND SURVEYING SERVICES

1418 S. Addison Ct.
Aurora, CO 80018
720-373-8376
cbmsurveys@comcast.net

EXHIBIT - A
SHEET 2 OF 2

WEST 14TH AVENUE (80' ROW)



SHEET 2 OF 2



Randy Fortuin
Randy F. Fortuin
27263
PROFESSIONAL LAND SURVEYOR
Oct. 04, 2023
Randy Fortuin, PLS
For and on Behalf of CBM Surveys, Inc.

ADDRESS:

1395
N. Knox Court
Denver, Colorado

DATE: Oct. 04, 2023

DWG: 222790-DED.DWG



11/05/2024 01:03 PM
City & County of Denver
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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 6th day of May, 2024, by **G.A.O. HOMES PARTNERS, RLLLP**, a Colorado limited liability partnership, whose address is 44 Cook Street, Suite 400, Denver, CO 80206, United States (“Grantor”) to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 (“Grantee”).

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IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

ATTEST:

G.A.O. HOMES PARTNERS, RLLLP, a Colorado limited liability partnership

By: Chris Downs

Name: Chris Downs

Its: Manager of the General partner, Menla
Land, G.A.O. Homes, LLC

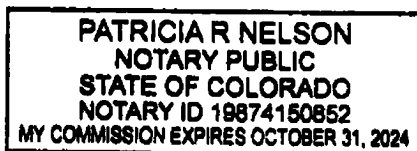
STATE OF COLORADO)

CO COUNTY OF DENVER) ss.

The foregoing instrument was acknowledged before me this 6th day of May, 2024
by CHRIS Downs, as Manager of the of **G.A.O. HOMES PARTNERS,**
General Partner, Menla Land, GAO Homes, LLC
RLLLP, a Colorado limited liability partnership.

Witness my hand and official seal.

My commission expires: 10-31-24



Patricia R Nelson
Notary Public

2022 PROJ MSTR-0000390 ROW 002

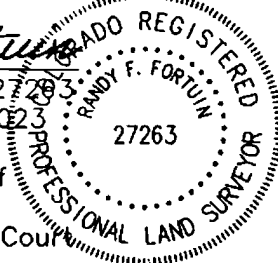
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Randy Fortune, PLS 27263
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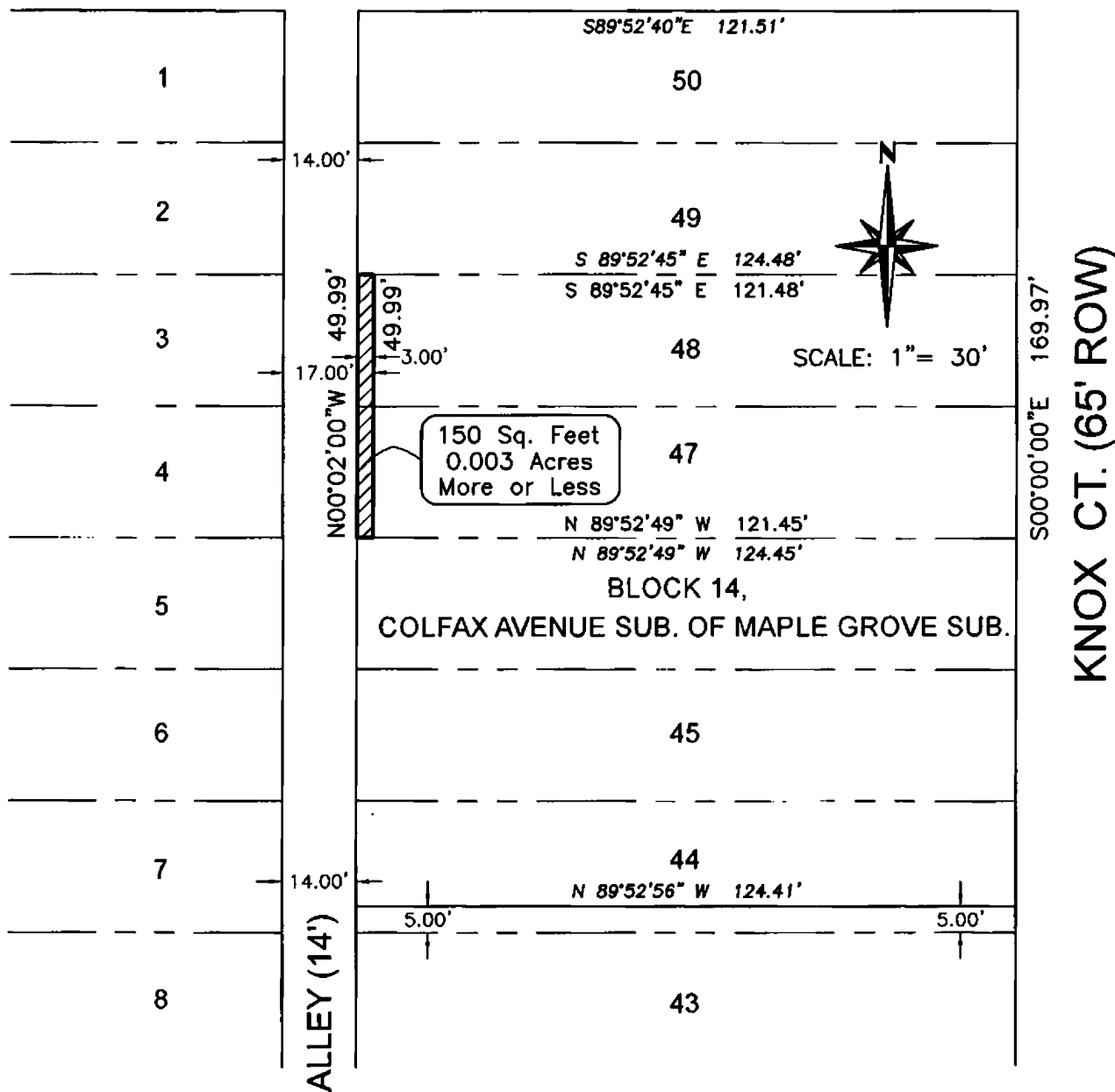
2022 PROJ MSTR 0000390-ROW-002

CBM SURVEYS, INC.
LAND SURVEYING SERVICES

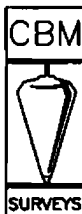
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EXHIBIT - A
SHEET 2 OF 2

WEST 14TH AVENUE (80' ROW)



SHEET 2 OF 2



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COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR
27263
Oct. 04, 2023
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